<u>3086 Kaohinani Drive,</u>	Honolulu 96817 * \$1,980,	000 * Originally \$2,300,000			
Beds: 6	MLS#: 202224451,	FS Year Built: 1960			
Bath: 5/1	Status: Expired	Remodeled: 2016			
Living Sq. Ft.: 4,180	List Date & DOM: 01-02-2023 &	161 Total Parking: 2			
Land Sq. Ft.: 21,658	Average, Fai Condition: Needs Major Repair				
Lanai Sq. Ft.: 273	Frontage: Stream/Cana	Building: \$464,200			
Sq. Ft. Other: 0	Tax/Year: \$608/2023	Land: \$2,180,400			
Total Sq. Ft. 4,453	Neighborhood: Dowsett	Total: \$2,644,600			
Maint./Assoc. \$0 / \$0	Flood Zone: Zone X - Too	Stories / CPR: Three+ / No			
Parking: 2 Car, Carport	Fro	Frontage: Stream/Canal			
Zoning: 03 - R10 - Resider	tial District	View: City, Garden, Mountain, Ocean			

Public Remarks: Great Development opportunity features a LARGE 21,658 SQ. FT. LOT zoned R-10, ideal for building a new home or renovating the existing structure which has a floor plan perfect for multigenerational type of living! Enjoy expansive open views of garden, mountain, ocean and colorful sunsets from this conveniently located property in Central Honolulu. The property comes with owned PV panels and was recently termite-tented in October 2022. While repairs are needed due to water intrusion, this presents a chance to create a custom home. **Sale Conditions:** None **Schools:** <u>Nuuanu, Kawananakoa, Roosevelt * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info</u>

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	DOM
<u>3086 Kaohinani Drive</u>	<u>\$1,980,000</u>	6 & 5/1	4,180 \$474	21,658 \$91	161

Address	LIAX MAINT, LASS.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<u>3086 Kaohinani Drive</u>	\$608 \$0 \$0	\$2,180,400	\$464,200	\$2,644,600	75%	1960 & 2016

<u>3086 Kaohinani Drive</u> - MLS#: <u>202224451</u> - Original price was \$2,300,000 - Great Development opportunity features a LARGE 21,658 SQ. FT. LOT zoned R-10, ideal for building a new home or renovating the existing structure which has a floor plan perfect for multigenerational type of living! Enjoy expansive open views of garden, mountain, ocean and colorful sunsets from this conveniently located property in Central Honolulu. The property comes with owned PV panels and was recently termite-tented in October 2022. While repairs are needed due to water intrusion, this presents a chance to create a custom home. **Region:** Metro **Neighborhood:** Dowsett **Condition:** Average, Fair, Needs Major Repair **Parking:** 2 Car, Carport **Total Parking:** 2 **View:** City, Garden, Mountain, Ocean **Frontage:** Stream/Canal **Pool:** None **Zoning:** 03 - R10 -Residential District **Sale Conditions:** None **Schools:** <u>Nuuanu</u>, Kawananakoa, Roosevelt * <u>Request Showing</u>, Photos, History, <u>Maps</u>, <u>Deed</u>, Watch List, <u>Tax Info</u>

DOM = Days on Market